

BK 0438 PG 0424

JAMES M. DUNCAN D/B/A
SOUTHERN CROSS BUILDERS

STATE MS. - DESOTO CO.
FILED
FEB 21 10 24 AM '03

GRANTORS

TO

WARRANTY DEED

JAMES L. BATES, ET UX,

BK 438 PG 424
W.E. DAVIS CH. CLK.

GRANTEES


FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and Sufficiency of which is hereby acknowledged, JAMES M. DUNCAN D/B/A SOUTHERN CROSS BUILDERS, do hereby sell, convey and warrant unto JAMES L. BATES and wife, LINDA M. BATES, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

Lot 44, Section B, Carter's Plantation, situated in Section 29, Township 2 South, Range 6 West, Desoto County, Mississippi, according to a map or Plat thereof which is on file and of record in the office of the Chancery Clerk of Desoto County, State of Mississippi, in plat book 69, pages 4-5, reference to which is hereby made in aid of and as a part of this description.

The warranty in this deed is subject to subdivision and zoning regulations in Desoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

Taxes to be pro-rated at closing and possession to take place upon closing.

WITNESS MY SIGNATURE this the 18th day of February, 2003.


JAMES M. DUNCAN D/B/A SOUTHERN
CROSS BUILDERS

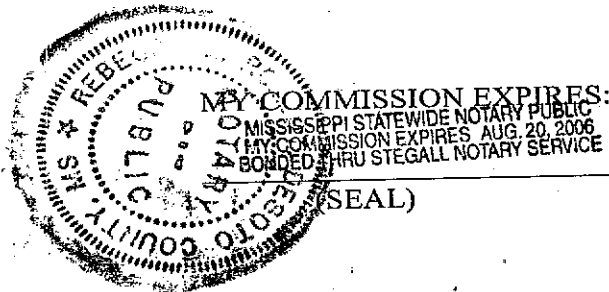
STATE OF

COUNTY OF

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named JAMES M. DUNCAN D/B/A SOUTHERN CROSS BUILDERS, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office, this the 18th day of FEBRUARY, 2003.

Rebecca L. Romedyn
NOTARY PUBLIC



GRANTORS ADDRESS: 9350 Quail Road, Olive Branch, MS 38654

HOME PHONE: N/A WORK PHONE: 901-497-9214

GRANTEES ADDRESS: 1608 Woodridge Dr., Olive Branch, MS 38654

HOME PHONE: N/A WORK PHONE: N/A

Prepared by and return to: Les Shumake, P. O. Box 803, Olive Branch, MS 38654 (662) 895-5565

Bates/So. Cross Builders (02/03)